



City of San Antonio

Legislation Details (With Text)

File #: 17-5165

Type: Zoning Case

In control: Zoning Commission

On agenda: 10/3/2017

Title: POSTPONED - ZONING CASE # Z2017223 (Council District 5): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "L AHOD" Light Industrial Airport Hazard Overlay District on Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523, located at 1320 Somerset Road. Staff recommends Denial. (Associated Plan Amendment 17067)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 5

SUBJECT:

Zoning Case Z2017223
(Associated Plan Amendment 17067)

SUMMARY:

Current Zoning: "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District

Requested Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District

BACKGROUND INFORMATION:

Zoning Commission Hearing Date: October 3, 2017. This case is continued from the September 5, 2017 Zoning hearing.

Case Manager: Angela Cardona, Planner

Property Owner: Roberto Alarcan

Applicant: Roberto Alarcan

Representative: Roberto Alarcan

Location: 1320 Somerset Road

Legal Description: Lots 6, 7, 8, 9, 10, 26, 27, 28, 29, Block 30, NCB 8523

Total Acreage: 0.6254 acres

Notices Mailed

Owners of Property within 200 feet: 18

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed on September 23, 1944 (Ordinance 1391) and was zoned "L" First Manufacturing District. The property was then zoned to the current "I-2" Heavy Industry District on March 17, 1977 (Ordinance 47762).

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: "C-3"

Current Land Uses: Office Building and Restaurant

Direction: East

Current Base Zoning: "C-3" and "R-6"

Current Land Uses: Salvage Yard

Direction: South

Current Base Zoning: "C-2" and "R-6"

Current Land Uses: Residential

Direction: West

Current Base Zoning: "C-3" and "I-1"

Current Land Uses: Auto Sales and Repair

Overlay and Special District Information: "AHOD"

All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Somerset Road

Existing Character: Enhanced Secondary Arterial

Proposed Changes: None

Thoroughfare: West Pyron Avenue

Existing Character: Local Street

Proposed Changes: None

Public Transit: The nearest VIA bus route is #51 within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Parking requirements are determined by use: Auto and Vehicle Sales- Minimum vehicle spaces: 1 per 500 sf GFA of sales and service building. Maximum vehicle spaces: 1 per 375 GFA of sales and service building.

ISSUE:

None.

ALTERNATIVES:

Denial of the requested zoning change would result in the subject property retaining the present zoning district designation. The current "I-2" Heavy Industrial District allows uses that are highly hazardous, environmentally severe in character and/or generate very high volumes of truck traffic. The district was established in order to provide sites for activities which involve major transportation terminals and manufacturing facilities that have a greater impact on the surrounding area than industries found in the L or I-1 districts. Examples of permitted uses are as follows: acetylene gas manufacturing & storage, asphalt products manufacturing, boiler & tank works, chemical process clothing manufacturing, and grain drying & milling.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not within a Regional Center or within a half mile of a Premium Transit Corridor.

FISCAL IMPACT:

None.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The property is located within the Kelly/South San Pueblo Plan and is currently designated as "Neighborhood Commercial". The request for "L" base zoning district is inconsistent with the future land use. Staff recommends Denial. The Plan Amendment was continued by the Planning Commission.

2. Adverse Impacts on Neighboring Lands:

The current "I-2" base zoning districts is not appropriate for the surrounding area and a Heavy Industrial use negatively impacts the Plan goal to update the area with mixed use and neighborhood commercial throughout the area. Although rezoning to "L" Light Industrial downzones the property, it is still too intense for the goals of the area to add zoning and uses which compliment the area and stay true to the "Neighborhood Commercial" land use.

3. Suitability as Presently Zoned:

The current "I-2" base zoning districts is not appropriate for the surrounding area. The subject property is bounded by residential and commercial uses.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. Continued saturation of industrial and intense commercial uses can potentially affect the economic vitality along Somerset Road and are inconsistent with the neighborhood commercial uses envisioned for this area.

5. Public Policy:

The request does appear to conflict with a public policy objective because the request is inconsistent with the Plan to increase Mixed Use along Major and Minor Corridors and to update development which compliments the “Mixed Use” and “Neighborhood Commercial” adjacencies throughout the area.

6. Size of Tract:

The subject property measures 0.6254 acres which should reasonably accommodate the uses permitted in "L" Light Industrial District.

7. Other Factors:

None.